

BOOK 39 PAGE 924
CERTIFICATE OF PUBLICATION
From THE NEWS-POST Frederick, Md.

Weinberg and Green,
Attorneys
W. Taylor Brown,
Attorney
10 Light Street
Baltimore, Maryland 21202
332-8708

TRUSTEES' SALE
OF VALUABLE, PARTIAL-
LY IMPROVED AND COM-
PLETELY IMPROVED,
RESIDENTIAL, FEE SIM-
PLE PROPERTIES
LOCATED ON FOX RIDGE
DRIVE, AND HOLLY
COURT, FOX RIDGE
ESTATES, FREDERICK
COUNTY, MARYLAND

Directions: Fox Ridge Estates
is located approximately 1/2
mile east of Libertytown on
Maryland Route 26.

Under and by virtue of the
powers of sale contained in a
certain Deed of Trust from
Development Technology,
Inc., a Maryland corporation,
to Richard L. Cover and
Thomas F. Ireton, Trustees,
dated November 12, 1976 and
recorded among the Land
Records of Frederick County,
in Liber 1003, folio 766, default
having occurred under the
terms thereof and at the re-
quest of the parties secured
thereby, the undersigned
Trustees will offer for sale at
public auction on the premises
on

THURSDAY
DECEMBER 29, 1977
AT 3:30 P.M.

ALL THOSE FOUR (4)
LOTS OF GROUND situate
and lying in the Liberty Elec-
tion District of Frederick
County, Maryland and more
particularly described as
follows:

(1) Lot No. 3 as shown on a
Plat entitled, "Final Plat, Sec-
tion 1, Block A, Fox Ridge
Estates," which Plat is
recorded among the Land
Records of Frederick County
in Plat Book 13, folio 179. Said
Lot No. 3 is located on Fox
Ridge Drive and contains
51,000 square feet, more or
less. It is partially improved
by a split-foyer type dwelling
containing 3 bedrooms, a liv-
ing room, dining room, kit-
chen, bath, fireplace and full
basement. The improvements
are under roof, rough-in, tub,
and basement poured. There
are no windows or exterior
siding.

(2) Lot No. 5 as shown on a
Plat entitled, "Final Plat, Sec-
tion 1, Block A, Fox Ridge
Estates," which Plat is
recorded among the Land
Records of Frederick County,
in Plat Book 13, folio 179. Said
Lot No. 5 is located on Fox
Ridge Drive and contains
40,188 square feet, more or
less. It is partially improved
by a split-foyer type dwelling
containing 3 bedrooms, a liv-
ing room, dining room, kit-
chen, bath, full basement,
fireplace and rear deck. The
improvements are under roof,

rough-in, tub, basement
gravel. There are no windows.

(3) Lot No. 7 as shown on a
Plat entitled, "Final Plat, Sec-
tion 1, Block A, Fox Ridge
Estates," which Plat is
recorded in the Land Records
of Frederick County, in Plat
Book 13, folio 179. Said Lot No.
7 is located on Fox Ridge
Drive and contains 47,470
square feet, more or less. It is
improved by a split-foyer type
dwelling containing 3
bedrooms, a living room, din-
ing room, kitchen, bath, full
basement, and rear deck. The
improvements are complete.

(4) Lot No. 12 as shown on a
Plat entitled, "Final Plat, Sec-
tion 1, Block B, Fox Ridge
Estates," which Plat is
recorded in the Land Records
of Frederick County, in Plat
Book 14, folio 40. Said Lot No.
12 is located on Holly Court
and contains 68,371 square
feet, more or less. It is partial-
ly improved by a split-foyer
type dwelling containing 3
bedrooms, a living room, din-
ing room, kitchen, bath, full
basement, fireplace and rear
deck. The improvements are
under roof, the basement is
poured, rough-in and tub.
There are no windows.

All lots require well and sep-
tic system, with the exception
of Lot No. 5 which has existing
well only, and Lot No. 7 which
has existing well and septic
system.

All of the aforesaid parcels
of ground are being sold sub-
ject to easements, restric-
tions, agreements and en-
cumbrances of public record,
including, without limitation,
those certain restrictions,
covenants and conditions con-
tained in a Declaration by An-
drew E. Poffel and Josephine
E. Poffel dated October 12,
1976 and recorded among the
Land Records of Frederick
County, in Liber 1000, folio 610.

TERMS OF SALE: CASH.

The above-mentioned four (4)
properties will first be in-
dividually offered for sale on
each lot in numerical order.
The individual bids taken will
be reserved. The properties
will then be offered for sale in
bulk, and the Trustees will, in
their sole discretion, deter-
mine bids to accept. In
event that a bulk bid is ac-
cepted by the Trustees, a cash
deposit or certified or bank
cashier's or treasurer's check
for ten percent (10%) of the
entire purchase price will be
required of the purchaser at
the time and place of sale. In

Jan. 3, 1978
Frederick, Md.

Notice
This is to certify that the annexed

was published in News & Post
a newspaper published in Frederick County on the following
dates: Dec. 8, 15, 22

THE NEWS-POST

Per R. L. Putman

THE NEWS-POST, Frederick

PUBLIC NOTICES

Frederick, Md., Thursday, December

PUBLIC NOTICES

the event that individual bids
are accepted by the Trustees,
a cash deposit or certified or
bank cashier's or treasurer's
check for ten percent (10%) of
the purchase price will be re-
quired of each purchaser for
each property at the time and
place of sale. The balance of
the purchase price will be re-
quired upon ratification of the
sale by the Circuit Court for
Frederick County. Interest at
the rate of eight percent (8%)
will be charged on the balance
of the purchase price from the
date of the sale to the date of
settlement. Taxes, water rent
and other charges to be ad-
justed to the date of sale. All
other public charges and
assessments payable on an an-
nual basis to be assumed
thereafter by purchaser. Costs
of all documentary stamps
and county and state transfer
charges and taxes to be paid
by the purchaser or pur-
chasers.

TERMS of sale to be com-
plied with within ten (10) days
after final ratification thereof
by the Circuit Court for
Frederick County, otherwise,
the property may be resold at
the risk and cost of the
defaulting purchaser or pur-
chasers.

RICHARD L. COVER.